



CITY OF DURHAM | NORTH CAROLINA

Date: November 22, 2011

To: Thomas J. Bonfield, City Manager

Through: Theodore L. Voorhees, Deputy City Manager

From: Donald F. Greeley, Director, Water Management
Joel V. Reitzer, Director, General Services Department
Jerry Morrone, Engineering Supervisor, Water Management
David Fleischer, Acting Real Estate Manager, General Services

Subject: Proposed Property Acquisition for Permanent Utility Easement at 11190 Fun Park Drive, Raleigh, NC (PIN 0768190075) for Phase II of the US 70 Raleigh Interconnection Project

Executive Summary:

The City of Durham Department of Water Management is installing a water transmission main to connect the City of Durham and City of Raleigh water distribution systems. A location along the main's route has been identified for use as a metering site and negotiations with the property owner of PIN 0768190075 have yielded an option to purchase 0.309 acres of permanent water easement and 0.057 acres of temporary construction easement.

The metering site will allow for maintenance-vehicle access and house numerous valves, fittings, and meters. The metering site will be used by both the Cities of Durham and Raleigh to operate valves for starting and directing transfer in the appropriate direction, as well as monitor the rate and volumes transferred between the two municipalities in the event of emergencies or water shortages.

Recommendations:

The General Services Department and the Department of Water Management recommend the City Council authorize the City Manager to execute the option to purchase 0.309 acres of permanent utility easement and 0.057 acres of temporary utility easement which is a portion of 11190 Fun Park Drive, Raleigh, NC (PIN: 0768190075), for \$75,000 from Godley Group of Raleigh, LLC for the construction of a metering site for a 24-inch water transmission main.

Background:

The Department of Water Management is installing a 24-inch water transmission main to connect the City of Durham and City of Raleigh water distribution systems. The connection is being made to the City of Durham system at the intersection of Miami Boulevard and Angier Avenue and to the City of Raleigh system at the intersection of US 70 and TW Alexander Drive. The majority of the transmission main is being installed within the NC Department of Transportation (NCDOT) Right of Way (ROW) along US 70. Once the project is complete, the Cities of Durham and Raleigh will be able to purchase water from each other during emergencies or water shortages.

Water transfers will be initiated and metered at the proposed metering site by operating appropriate valves using a standard operating procedure and to ensure accurate billing of water sharing. Due to the size of the transmission main; the number of valves, fittings, and meters required; and need for

maintenance-vehicle access, a relatively large meter site is required, and NCDOT will not permit the metering site within its right of way.

During the pre-design phase, a detailed analysis of potential water meter sites was conducted by the City's engineering firm, McKim and Creed, PA. The analysis recommended the metering site be installed on the Godley Group property as shown in the attached easement plat. After negotiations that began in August of 2009, the Godley Group has agreed to sell a permanent utility easement and temporary construction easement to the City for \$75,000 (combined).

Issues and Analysis:

The Department of Water Management, with the assistance of General Services Real Estate Division, has negotiated terms and pricing for the acquisition of permanent and temporary utility easements on the Godley Group property. The site recommended by McKim and Creed maximizes existing easements and rights of way to the furthest extent possible, however in this area adequate space does not exist for a metering station in public easements, and the NCDOT will not permit the metering site within its right of way.

The Godley Group property is currently developed and in use by the property owner as an amusement park. The proposed project will accommodate the existing property owner's current use of the facility and will prevent disruptions to the property owner's customers.

Alternatives:

One alternative is to select an alternate route for the transmission main that does not impact this property. There are currently inadequate existing easements and right of way between the City of Durham and the City of Raleigh to accommodate this site, and the City does not currently own any property that will accommodate the meter site. Re-routing the project would also result in significant additional design costs and delays.

Another alternative is to not meter water transfers. This is not advisable as it could result in unbalanced and unknown transfer rates that can jeopardize local area pressures and result in revenue losses.

Financial Impacts:

Funds for land easements related to the project are allocated in 4100P762-730300-P0710. Compensation to the property owner will cost \$75,000, and closing costs will likely cost an additional \$1000.

SDBE SUMMARY:

This item does not require review by the Equal Opportunity/Equity Assurance Department.

Attachments: Plat for Easements including PIN 0768190075
GIS Map of PIN 0768190075